

Land Use Plan

The Land Use Plan identifies the preferred land development pattern for the Huebner/Leon Creeks Community.

Implementation of the land use plan can be shaped by a community's capital improvement program, parks and open space preservation plans and also the City's development guidance system. The development guidance system includes the Building Code, the Electricity Code, the Fire Prevention Code, the Solid Waste Code, Licenses and Business Regulations, the Plumbing Code, the Signs and Billboards ordinance, the Water and Sewer ordinance and the Unified Development Code, which includes zoning and subdivision ordinances. After City Council approval of the Huebner/Leon Community Plan, the Land Use Plan will be consulted in the development of staff recommendations for rezoning cases.

The location of different land uses is based on existing uses, community discussions, the May 2001 Unified Development Code and policies from the City's *Master Plan*. The basic land use model assumes that the most intensive types of land uses occur in clusters, or nodes, at the intersections of major thoroughfares. Each land use classification is described in the following table.



Description

Low-Density Residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials.

Land Use Classifications

Low-Density Residential



Huebner/Leon Creeks Community Plan

Medium Density Residential



Medium Density Residential mainly includes single-family houses on individual lots, however, zero-lot line configurations, duplexes, triplexes and fourplexes may be found within this classification. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

High Density Residential



High Density Residential include apartments with more than four dwelling units on an individual lot, however, low and medium residential uses can also be found within this classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses.

Heart of the Neighborhood

Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Community Commercial



Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial roadways or along mass transit system nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.

Regional Commercial



Huebner/Leon Creeks Community Plan

Mixed Use



Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.), professional offices and high-density residential uses.

Public/Institutional



Public/Institutional provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

Heart of the Neighborhood

Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).

Parks/Open Space



Huebner/Leon Creeks Community Plan